

Loudoun County, Virginia
Department of Building and Development
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Mailstop Number 60A
Main Line Information and Permits: (703)777-0220
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Effective ~~March 1, 2011~~ ~~March 2, 2009~~
 Revised January 5, 2011

LAND DEVELOPMENT APPLICATION FEE SCHEDULE

APPLICATION TYPE	FEE SCHEDULE	NOTES
Appeal (APPL)	\$350.00	
As-Built Submissions For occupancy For bond release*	\$300.00 (submit to Land Development Counter on the 2 nd floor) \$300.00 (submit to Bonds Management on the 2 nd floor)	*Please see Performance Bond section for other bond release fees.
Boundary Line Adjustment (BLAD)	\$1,750 (Includes two reviews) Additional reviews \$275.00	
Certificate of Appropriateness (CAPP)	\$60.00	
Certificate of Appropriateness Amendment (CAAM)	\$60.00	
Commission Permit (CMPT)	\$6,990.00	
Comprehensive Plan Amendment (CPAM)	\$1,600.00 for the first 200 acres + \$7.50 per acre for each acre over 200	Calculated to the nearest one-hundredth Acre (e.g., 100.15).
Construction Plans and Profiles (CPAP), Residential and/or Roads 1 st submission: 2 nd submission: Additional submissions: Construction Plans and Profiles (CPAP), Industrial or Office Park 1 st submission: 2 nd submission: Additional submissions:	\$7,085.00 + .00075 x Public Improvements Cost Fee included above \$2,535.00 \$2,575.00 + .00075 x Public Improvements Cost Fee included above \$850.00 (flat fee)	Public Improvements Cost means the Grand Total of the Bond estimate.
Dedication of right-of-way (DEDI)	\$2,445.00 (Includes 2 reviews) Additional reviews \$520.00	

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APPLICATION TYPE	FEE SCHEDULE	NOTES
Easements (ESMT)	\$1,880.00 (Includes 2 reviews) Additional reviews \$365.00	
Family Subdivision (SBFM)	\$2,860.00+ \$180.00 per each new lot created (Includes 2 reviews) Additional reviews \$465.00	
Final Development Plan (FIDP)	\$12,010.00	
Abbreviated Floodplain Alteration (Type I) (FPAL)	\$500.00	Normally a driveway crossing the floodplain. Floodplain Alterations must be filed and Processed separately from Floodplain Studies.
Floodplain Alteration (Type II) (FPAL)	\$2,150.00+ \$100.00 per cross-section over 8	Floodplain Alterations must be filed and processed separately from Floodplain Studies.
Floodplain Study (FPST) 0-8 cross sections:	\$3,625.00 + \$100.00 per cross section for each cross section over 8	Floodplain Studies must be filed and processed separately from Floodplain Alterations.
FSM Waiver Requests (WAIV)	\$1,190.00	Also for Landscape and Buffer Waiver requests.
Grading Bond Fees Reduction Re-inspection Release	\$285.00 \$200.00 10% of original bond-not to exceed \$500 (includes 2 inspections-punchlist and final)	Submit at 2 nd floor Permit Counter
Grading Permits Residential Subdivisions Infrastructure Applications (Commercial)	\$1,395.00 + \$115.00 per disturbed acre + \$30.00 per lot \$695.00 + \$65.00 per disturbed acre	Effective as of 01/05/11 We will continue to require the applicant to double the fee amount for Phase I-type permits.
Overlot Grading Plans	\$310.00 per lot	
Performance Bond Fees Extensions Reduction Re-inspection Release*	\$300.00/year extended \$785.00 \$200.00 \$500.00 (includes 2 inspections-punchlist and final)	Submit to Bonds Management at 2 nd floor Land Development Counter. *Please see as-builts section for the as-builts fee at time of bond release.
Plat of Correction (POCO)	\$1,890.00 (Includes 2 reviews) Additional reviews \$315.00	
Preliminary/Record Subdivisions (SBPR) Non-Residential Rural Residential (septic and well) Urban Residential (public sewer and water)	\$3,750.00 + \$350.00 per lot (2 reviews) \$3,750.00 + \$350.00 per lot (2 reviews) \$3,750.00 + \$350.00 per lot (2 reviews) Additional reviews \$1,195.00	Open space parcels should not be included in the fee calculation. However, a conservancy lot should be included in the fee calculation because it is a buildable lot.
Preliminary Soils Report (Soil Map Review/Mapping)	\$1,425.00 for first 30 acres and \$25.00 per acre thereafter	

APPLICATION TYPE	FEE SCHEDULE	NOTES
Preliminary Subdivision (SBPL) Non-Residential Rural Residential (septic and well) Urban Residential (public sewer and water)	$\$4,158.00 + \120.00 per lot for each of the first 10 lots + $\$30.00$ per lot for each lot over 10 (Includes 2 reviews) Additional reviews \$1,430.00 $\$4,905.00 + \300.00 per lot for each of the first 10 lots + $\$250.00$ per lot for the next 30 lots and $\$60.00$ per lot thereafter (Includes 2 reviews) Additional reviews \$1,650.00 $\$7,630.00 + \300.00 per lot for each of the first 10 lots + $\$250.00$ per lot for the next 30 lots + $\$60.00$ per lot thereafter (Includes 2 reviews) Additional reviews \$1,890.00	Open space parcels <u>should not</u> be included in the fee calculation. However, a conservancy lot <u>should</u> be included in the fee calculation because it is a buildable lot.
Record Subdivision (SBRD) Non-Residential Rural Residential (septic and well) Urban Residential (public sewer and water)	$\$2,395.00 + \180 per lot for each of the first 10 lots + 20.00 per lot for each lot over 10 (Includes 2 reviews) Additional reviews \$750.00 $\$2,545.00 + \110.00 per lot for each of the first 20 lots + $\$30.00$ for each lot over 20 (Includes 2 reviews) Additional reviews \$1,080.00 $\$3,740.00 + \130.00 per lot for each of the first 20 lots + $\$50.00$ per lot for each lot over 20 (Includes 2 reviews) Additional reviews \$1,540.00	Open space parcels <u>should not</u> be included in the fee calculation. However, a conservancy lot <u>should</u> be included in the fee calculation because it is a buildable lot.

APPLICATION TYPE	FEE SCHEDULE	NOTES
Rezoning (ZMAP) Residential Non-Residential Rezoning to Planned Development – Rural Village (PDRV) Zoning District Additional submission, fourth and each subsequent	\$35,605.00 for the first 200 acres + \$180.00 per acre for each acre over 200 \$27,720.00 for the first 200 acres + \$140.00 per acre for each acre over 200 \$35,605.00 for the first 200 acres + \$180.00 per acre for each acre over 200 contained in the village center (total acreage minus the acreage contained in conservancy lots) \$1,560.00	Calculated to the nearest one-hundredth acre (e.g., 100.15). See “Rezoning Submissions: Classification of Zoning Districts for Fee Purposes” for guidance on whether an application is residential or non-residential.
Rezoning (ZRTD) Conversion within Rt. 28 tax district, when no other application is included with the rezoning	\$2,380.00	
Rural Site Plan (REST)	\$2,300.00	
Sign Permits	Temporary or Residential \$10.00 Commercial \$235.00	
Site Plans (STPL), over 1 acre 1 st submission 2 nd submission Additional submissions Site Plans (STPL), 1 acre or less 1 st submission 2 nd submission Additional submissions	\$7,605.00 + \$150.00 per acre fee included above \$3,225.00 per submission thereafter. \$4,800.00 + \$95.00 per acre fee included above \$900.00 per submission thereafter	Calculated to the nearest one-hundredth of an acre (e.g., 100.15 acres). Use <i>disturbed</i> acreage to calculate fee, but include total acreage <u>and</u> disturbed acreage on the application form.
Site Plan Amendment (SPAM)	\$3,405.00	

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APPLICATION TYPE	FEE SCHEDULE	NOTES
Special Exceptions (SPEX) Approval of use with land disturbance exceeding 10,000 SF or including sensitive environmental areas Approval of use with no land disturbance Approval of use with land disturbance 1 – 10,000 SF, no sensitive environmental areas Zoning Ordinance modifications specified to be processed as Special Exceptions other than modifications under 6-1504 and 6-1511 Additional submissions, third and each subsequent	\$15,750.00 \$5,955.00 \$6,570.00 \$10,805.00 \$2,560.00	For the purpose of this fee schedule, a site is considered to include a sensitive environmental area if any of the following features fall anywhere on the parcel(s) as shown in the County's on-line geographic database WEBLOGIS: floodplain, mountainside, steep slopes, and wetlands model. See ZMOD or ZCPA for modifications pursuant to 6-1504 and 6-1511
Special Exceptions for Error in Location (SPEL)	\$460.00	
<u>Special Exception, Sign Development Plan (SIDP)</u>	<u>\$5,120.00</u>	
Special Exceptions, Minor (SPMI) Approval of use Modification of additional use regulations in Section 5-600, <u>minor revisions to approved Sign Development Plans</u> signs for unified non-residential development in Section 5-1200, and setbacks from roads in Section 5-900	\$8,215.00 \$1,870.00	
Subdivision Base Density (SBBD)	\$2735.00 (Includes 2 reviews) Additional reviews \$440.00	
Subdivision Extension	\$230.00	Applicable to Preliminary Subdivisions only
Subdivision Exception (SBEX)	\$1,490.00	
Subdivision Waiver (SBWV)	\$2415.00 (Includes 2 reviews) Additional reviews \$430.00	

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APPLICATION TYPE	FEE SCHEDULE	NOTES
Zoning Concept Plan Amendment or Proffer Amendment (ZCPA)		Fee (residential vs. nonresidential) based on the proposed use. The residential fee would apply to any ZCPA that proposes a change to a residential component.
Residential	\$26,230.00	
Non-Residential	\$20,575.00	
Residential deck into proffered yard or buffer	\$350.00	
Pursuant to 6-1511 (B)(1)(2) or (3)	\$10,805.00	
Zoning Ordinance Modification (ZMOD)		Pursuant to 6-1504 or 6-1511(B)(4)- or (5) : Fee (residential vs. non-residential) based on the proposed modification. The residential fee would apply to any ZMOD that proposes a change to a residential component.
Residential	\$13,315.00	
Non-Residential	\$12,610.00	
Zoning Inspections	\$80.00	
Zoning Permits	Residential \$165.00 Commercial \$210.00	
Zoning Proffer Determinations	\$690.00	
Zoning Verifications	\$485.00	
Zoning Variance (VARI)	\$805.00	
Zoning Vesting Determinations	\$1,035.00	